



Document 2026 2506

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Date 8/21/2026 Time 2:34:40PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$999.20
Rev Stamp# 312 DOV# 298

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$625,000⁰⁰

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹/₂ **Taxpayer Information:** Billy Wallace Jr, 3011 Settlers Trail, St. Charles, Iowa 50240

☒ **Return Document To:** Billy Wallace Jr, 3011 Settlers Trail, St. Charles, Iowa, 50240

Grantors: Tamora D Houser

Grantees: Anna & Billy Wallace Jr and Duane Lester & Matthew Lester

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Tamora D Houser, a single person, does hereby Convey to Duane Lester, Matthew Lester, and Anna Wallace and Billy Wallace, Jr., as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B", located in the Northeast Fractional Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 40.00 acres, as shown in Amended in Plat of Survey filed Book 2002, Page 1506 on April 1, 2002, in the Office of the Recorder of Madison County, Iowa.



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 20 Aug 2026



Tamora D Houser, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-20-26 by
Tamora D Houser.



Signature of Notary Public

